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Highfield Lane
Chaddesden, Derby
£195,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXTENDED HOME WITH GENEROUS CORNER PLOT – This extended, traditional semi-detached home offers three double bedrooms and sits on a generous corner plot with a wide frontage. The property benefits from a substantial gated driveway providing ample off-road parking, along with a detached single garage. While some cosmetic updating is required, the home presents exciting potential for improvement. It occupies a highly convenient location, within easy walking distance of Chaddesden's excellent local shops and amenities, as well as Pride Park and the Wyvern Retail Park.

The accommodation briefly comprises an entrance hallway, spacious open-plan living and dining room, and an extended kitchen. To the first floor, the landing leads to three double bedrooms and a shower room.

Externally, the property enjoys its generous corner plot position with a wide frontage. The gated driveway provides ample parking and access to the detached single garage. To the front, there is a generous foregarden with two lawned sections, while to the rear there is a low-maintenance paved garden with planting beds.





The Detail

The property is entered via an enclosed porch, which leads into a central hallway featuring a staircase, useful understairs storage and glazed internal doors providing access to the living/dining room and the extended kitchen.

The spacious living and dining room is a generous and versatile area, enhanced by a stone fireplace with a contemporary electric fire, a front-facing bay window and sliding patio doors that open onto the rear garden. The extended kitchen is fitted with white panelled units, complementary work surfaces and wood-effect flooring, offering ample preparation space together with room for freestanding appliances.

To the first floor are three well-proportioned double bedrooms and a shower room, fitted with a white suite and chrome fittings.

Occupying a wide corner plot, the property benefits from excellent outdoor space, including a gated driveway to the front providing extensive off-road parking and access to a detached single garage. The front garden is of considerable size, featuring two generous lawned areas and a walled front boundary. To the rear is a more compact garden with a paved patio area, planting borders and a panelled fence boundary.







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The Location

Chaddesden offers an excellent balance of everyday convenience and lifestyle appeal. Just a short walk away, you'll find a variety of local amenities including independent shops, cafés, and essential services. The nearby footbridge offers direct access to Pride Park and Derby Arena, making it ideal for commuters or those working in the city centre.

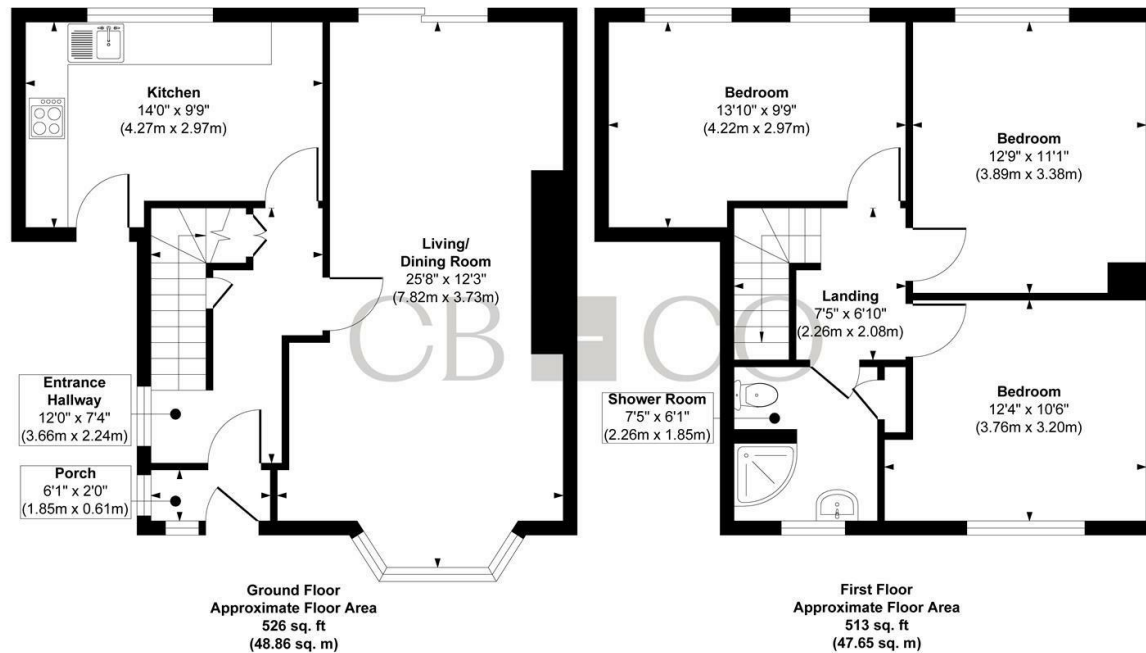
Green spaces are close at hand, with Chaddesden Park offering walking trails, play areas, and open grounds for recreation. The area also benefits from regular public transport links and quick road access to major routes, while retaining a strong sense of community that appeals to a wide range of buyers.







Highfield Lane, Chaddesden, Derby



Approx. Gross Internal Floor Area 1039 sq. ft / 96.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Extended Traditional Semi-Detached Home
- Requires Cosmetic Updating - Exciting Potential
- Generous Corner Plot with Wide Frontage
- Gas Central Heating & Double Glazing
- Entrance Hallway, Spacious Living Dining Room & Extended Kitchen
- Three Double Bedrooms & Shower Room
- Generous Frontage, Driveway, Detached Garage & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities in Chaddesden
- Close to Pride Park & Wyvern Retail Park
- No Chain Involved

Size

Approx 1039.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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